

142.0

0010

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

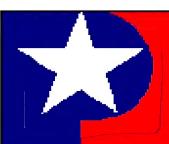
690,200 / 690,200

USE VALUE:

690,200 / 690,200

ASSESSED:

690,200 / 690,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORCHARD DANIEL R
Owner 2:	FULWEILER ROBINSON W
Owner 3:	

Street 1: 17 HIGH HAITH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TATRO ROLAND H -

Owner 2: -

Street 1: 89 SHIRLEY ST

Twn/City: PEPPERELL

St/Prov: MA Cntry

Postal: 01463

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Stucco Exterior and 1279 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4856		Sq. Ft.	Site		0	80.	1.16	9									452,544						452,500	

Legal Description							User Acct
							92330
							GIS Ref
							GIS Ref
							Insp Date
							11/04/08

PREVIOUS ASSESSMENT							Parcel ID	142.0-0010-0002.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,400	5300	4,856.	452,500	690,200		Year end	12/23/2021
2021	101	FV	225,700	5300	4,856.	452,500	683,500		Year End Roll	12/10/2020
2020	101	FV	225,700	5300	4,856.	452,500	683,500		683,500 Year End Roll	12/18/2019
2019	101	FV	195,000	5300	4,856.	424,300	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	195,000	5300	4,856.	350,700	551,000	551,000	Year End Roll	12/20/2017
2017	101	FV	195,000	5300	4,856.	322,400	522,700	522,700	Year End Roll	1/3/2017
2016	101	FV	195,000	5300	4,856.	294,200	494,500	494,500	Year End	1/4/2016
2015	101	FV	184,200	5300	4,856.	288,500	478,000	478,000	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
TATRO ROLAND H,	70505-39		1/12/2018			720,000	No	No				
TATRO ROLAND H	70278-224		11/22/2017	Convenience			No	No				
TATRO ROLAND H,	62487-423		8/20/2013	Family			1	No	No			
	13323-488		11/1/1977			47,000	No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/28/2019	424	Inter Fi	6,000	C				reno sunroom	11/4/2008	Meas/Inspect	345	PATRIOT					
3/27/2019	411	Re-Roof	8,800	C					11/17/1999	Meas/Inspect	270	PATRIOT					
4/11/2018	404	Redo Kit	55,760	C					1/1/1982		CS						
5/6/2010	403	Re-Roof	3,800														
6/16/1995	329		10,000					5X10 ADDITION									

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		648-0293 LEDGE IN BMT. OF=BMT SINK & TOILET.										
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 2 - Conc. Block				1/2 Bath:		Rating:												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 6 - Stucco				OthrFix: 2		Rating: Fair												
Sec Wall:		%		OTHER FEATURES														
Roof Struct: 2 - Hip				Kits: 1		Rating: Average		1st Res Grid Desc: Line 1 # Units 1										
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O										
Color: WHITE				Fpl: 1		Rating: Average		Other										
View / Desir:				WSFlue:		Rating:		Upper										
GENERAL INFORMATION				CONDOS INFORMATION														
Grade: C - Average				Location:				Lvl 2										
Year Blt: 1924	Eff Yr Blt:			Total Units:				Lvl 1										
Alt LUC:		Alt %:		Floor:				Lower										
Jurisdct: G12		Fact: .		% Own:				Totals				RMS: 6	BRs: 2	Baths: 1	HB			
Const Mod:				Name:														
Lump Sum Adj:				DEPRECIATION				REMODELING				RES BREAKDOWN						
INTERIOR INFORMATION				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL					
Avg Ht/FL: STD				Functional:				Interior:		1	6	2	M					
Prim Int Wal 2 - Plaster				Economic:				Additions:										
Sec Int Wall:		%		Special:				Kitchen:										
Partition: T - Typical				Override:				Baths:										
Prim Floors: 3 - Hardwood								Plumbing:										
Sec Floors: 4 - Carpet	40	%						Electric:										
Bsmnt Flr: 12 - Concrete								Heating:										
Subfloor:								General:										
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal		% Sprinkled																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.0-0010-0002.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	21X20	A	AV	1950	20.95	T	40	101			5,300		5,300	
More: N	Total Yard Items:	5,300	Total Special Features:		Total:	5,300												

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	681	179.680	122,360	BMT	75				
SFL	Second Floor	598	179.680	107,447						
BMT	Basement	449	53.900	24,176						
UAT	Upper Attic	150	71.870	10,745						
EFP	Enclos Porch	85	58.420	4,966						
OPF	Open Porch	24	43.380	1,041						
	Net Sketched Area:	1,986	Total:	270,735						
Size Ad	Gross Area	2584	FinArea	1279						

IMAGE

AssessPro Patriot Properties, Inc